

## July 5, 2012 Planning Commission SMP Redraft PC Direction and Revised Draft Change

Section	PC Direction/ Revised Draft Change
<b>Authority</b>	
<b>20.25E.010.B General</b>	Clarified documents included in SMP but which are non-regulatory
<b>.010.C.2 Shoreline Overlay Jurisdiction</b>	Revised to measure jurisdiction from static elevation.
<b>Uses</b>	
<b>20.25E.020 Shoreline Uses</b>	Revised P to SSDP to clarify that permitted uses may still be subject to shoreline substantial development permit process.
<b>20.25E.030 Shoreline Use Charts</b>	<p>Added footnote to all use charts referring to Council-adopted Master Plan requirement for the Meydenbauer Bay Park, and uses are limited to those identified in the Council-adopted Master Plan and Implementation Principles</p> <p>Added reference to Permitted Use may be subject to Shoreline Substantial Development Permit requirements</p> <p>Added language regarding City System or Facility and applicable process requirements</p> <p>Addressed applicable permit process for upland components of a shoreline use</p>

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	Included specific criteria for Meydenbauer Bay Park
<b>20.25E.040 Nonconforming Shoreline Conditions</b>	Clarified nonconforming section does not apply to residential. Residential specific standards are found in .065.
<b>Development Regulations</b>	
<b>20.25E.050 Dimensional Requirements</b>	
<b>.050.A chart</b>	Revised structure setback dimensions for Shoreline Residential and Recreation Boating environments to 25 feet.
<b>.050.A Chart Footnotes</b>	Deleted footnote 2 which referred to vegetation conservation area in Shoreline Residential environment.
<b>.050.B.2</b>	Added OHWM references for Lake Washington (per Planning Commission direction to follow Mercer Island draft), Sammamish and Phantom Lake
<b>.050.B.3</b>	Deleted standard limiting disturbance in Shoreline Structure Setback
<b>.050.C</b>	Shoreline Impervious Surface deleted detail and referenced out to 20.20.460 for applicable standards
<b>20.25E.060 General Requirements Applicable to All Shoreline Development and Uses</b>	

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<b>.060.B.1</b>	No Net Loss Required Revised to "Shoreline uses and development are required to ensure no net loss of ecological functions and processes." All other language deleted.
<b>.060.C.1</b>	Technical Feasibility Analysis Clarified this section does not apply to residential and that the use charts in 20.25E.030 describe when the feasibility analysis is required.
<b>.060.D Mitigation Sequencing</b>	Rename to "Mitigation Requirements and Sequencing"
<b>.060.D.1</b>	Mitigation Plan Requirements Add clarification of when mitigation plans are triggered (i.e. SCUP, Variance, Special Shorelines Report)
<b>.060.D.5.c Timing of Work</b>	Clarified section so language is clear this pertains to installation of the mitigation and not monitoring/performance.
<b>.060.D.5.d</b>	Monitoring Program Revised provision to include 1 year standard for residential development and 3/5 year standard for nonresidential (modeled after critical areas provisions 20.25H.220.D).
<b>.060.D.5.h</b>	Clarified provision refers to temporary construction disturbance
<b>.060.G Critical Areas</b>	

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	Clarified via comment that a code amendment will be necessary to Part 20.25H Critical Areas Overlay District to delete provisions related to regulation of Shoreline Critical Areas
<b>.060.H Accessory Parking</b>	<p>Added “shoreline setback” to clarify that accessory parking can be located within the shoreline setback. Edit made in response to comments received from the MBYC.</p> <p>Edit made to clarify that parking in the shoreline setback and/or vegetation conservation area is allowed for all water dependent recreation uses when no technically feasible alternative exists. Edit made in response to comments from MBYC.</p>
<b>.060.I Public Access</b>	Revised to remove requirement for residential and non-public uses
<b>.060.J Signage</b>	Added prohibition for floating signs.
<b>.060.K Vegetation Conservation</b>	<p>Deleted reference to vegetation conservation in residential.</p> <p>Edited to reference out to LUC City-wide tree retention and landscaping standards outside the vegetation conservation area.</p>
<b>.060.L Water quality, stormwater, and nonpoint source pollution</b>	Provision edited per Planning Commission direction to note responsibility for control of water quality, storm water, and non point source pollution is a city-wide obligation that is not borne entirely by property owners with land located within the Shoreline Overlay District

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<b>065 Residential Shoreline Regulations</b>	
<b>.065.B.2.i</b>	Deleted general reference to tree preservation in shoreline jurisdiction. Consolidated issue under Vegetation Conservation heading .065.(H).F
<b>.065.B.2.k</b>	Provision edited per Planning Commission direction to note responsibility for control of water quality, storm water, and non point source pollution is a city-wide obligation that is not borne entirely by property owners with land located within the Shoreline Overlay District
<b>.065.B.2.l Shoreline Residential Subdivision and Short Subdivision</b>	Edited to remove lot clustering and vegetation conservation references and added reference to additional requirements found in Part 20.45 LUC per Planning Commission direction to identify all areas of code which apply.
<b>Chart .065.C Shoreline Dimensional Requirements for Residential Uses</b>	Revised setback dimension for Shoreline Residential environment and modified standards per Mercer Island from 50 to 25 feet.  Deleted all references to vegetation conservation area.
<b>.065.D</b>	Deleted specific language in this section and revised to clarify impervious surfaces in the Shoreline Overlay District are regulated pursuant to LUC 20.20.460, except that the impervious surface limits contained in LUC Chart 20.25E.065.C may only be modified through the shoreline variance process.
<b>.065.E Residential Structure Setback</b>	Revised dimension to 25 feet per Mercer Island draft.

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	<p>Added OHWM references for Lake Washington (per Planning Commission direction to follow Mercer Island draft), Lake Sammamish and Phantom Lake</p> <p>Expanded footprint exception to apply to all existing legally established structures not just primary structures located in the structure setback. Removed reference to vegetation conservation.</p> <p>Added expansion provisions per Sammamish SMP.</p> <p>Deleted public hearing draft provisions which allowed expansion per prescriptive standards and menu option.</p>
<b>.065.G Landscape Development</b>	<p>Section deleted per Planning Commission direction. All vegetation standards found in .065.F redraft section.</p>
<b>.065.(H).F Vegetation Conservation</b>	<p>Deleted specific standards for vegetation conservation. Section relies upon city-wide tree preservation standards in section LUC 20.20.900</p>
<b>.065.(I).H Residential Moorage (Overwater Structures).</b>	<p>Revised specific dock dimensions for new docks. Maintained setback, length, walkway, and maximum size unless otherwise allowed by other permitting agencies. Tailored after Kirkland SMP.</p> <p>Clarified provisions for repair and replacement. Existing, legally-established residential docks may be repaired or replaced in the existing configuration. Surface over a minimum threshold must be grated.</p>

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<b>.065.(J).I Nonconforming</b>	<p>Removed reference to vegetation conservation.</p> <p>Removed language about accessory structures. Legally established accessory structures are not nonconforming and can be rebuilt in same footprint.</p>
<b>.070.C Recreation</b>	<p>Incorporated additional flexibility to allow minor marina reconfigurations.</p>
<b>.070.E Utilities</b>	<p>Clarified this section does not apply to ancillary residential utility connections.</p>
<b>20.25E.080 Shoreline Modifications</b>	
	<p>New- kept direction from Public Hearing draft</p>
	<p>Repair/ Replace- removed distinction between major and minor repair and allowed repair or replacement of all legally established hard stabilization</p>
<b>Procedures</b>	
<b>20.25E.100-140</b> <b>C. General Procedures</b>	<p>Clarified submittal requirements and completeness.</p>
<b>Permits and Decisions</b>	
<b>20.25E.150-190</b>	<p>No substantive edits.</p>

